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8
9 Attorney for Jeri Coppa-Knudson, Trustee

10 **UNITED STATES BANKRUPTCY COURT**

11 **DISTRICT OF NEVADA**

12
13 IN RE: CASE NO. BK-N-14-50333-BTB
14 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB
15 WENDI THOMAS,
16 AT EMERALD, LLC, (Jointly Administered)
17 Debtors. CHAPTER 7

18 **TRUSTEE'S DECLARATION IN
19 SUPPORT OF NOTICE OF INTENT TO
20 ABANDON; REQUEST FOR ORDER**

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22 **Hearing Date: March 6, 2019**
23 **Hearing Time: 10:00 a.m.**

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25 Jeri Coppa-Knudson, under penalty of perjury of the laws of the United States,
26 declares:

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28 I am the chapter 7 Trustee in these jointly administered cases and I have personal
knowledge of the matters stated herein.

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30 1. These cases were initially filed by Debtors as chapter 11 petitions on March 4,
31 2014 (“Petition Date”). The chapter 11 cases were converted to chapter 7 on August 29,
32 2014 and I was appointed to administer the estates.

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34 2. On the Petition Date, Debtors filed their Schedules of Assets and Liabilities and
35 Statement of Financial Affairs.

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37 3. As of the Petition Date, Debtors’ Schedule A indicated that they owned no real
property.

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39 4. In response to Question 10 of the Statement of Financial Affairs, under penalty of

1 perjury, Debtors stated that in 2008 they had transferred a residence in Portola, California
2 (the "Property"), to Debtor Anthony Thomas' parents for \$200,000.

3 5. Debtor Anthony Thomas' mother is listed on Schedule F as an unsecured creditor
4 for \$200,000.

5 6. Debtors took title to the Property by Grant Deed recorded in Plumas County on or
6 about September 11, 2000 as document no. 2000-06518. **Exhibit A**.

7 7. As of the Petition Date, the Debtors still held record title to the Property.

8 8. In July 2018, the Trustee filed her Motion For Turnover related to the Property.

9 **DE 353.**

10 9. The Debtor has testified that in 2008 he and Mrs. Thomas executed a deed
11 transferring title to the Property to the Debtor's parents; however, the deed was never
12 recorded.

13 10. Because the Property is unoccupied, I have been unable to obtain insurance
14 coverage. I have concluded that the Property is burdensome to the estate.

15 Dated this 4th day of February, 2019.

16
17 /S/ Jeri Coppa-Knudson
18 Jeri Coppa-Knudson
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